

BUILDING BROCHURE

THE ORCHARDS

16233 82nd Ave. · Surrey, BC V4N 0P7 · Fleetwood Tynehead



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1 FOR SALE
FROM \$749,800

2 SOLD · 12 MO
\$761,000–\$810,000



Unit Mix

3 Bedroom

24 units
1,434 – 1,795 sf
from \$580,000

For Sale in The Orchards & Complex

1 currently active

ASKING	BEDS / BATHS	SIZE	\$/SF	UNIT / ADDRESS
\$749,800	3 / 3	1581 sf	\$474	204 16233 82 AVENUE

Recently Sold in this Building

SOLD PRICE	BEDS	SIZE	\$/SF	DATE
\$761,000	3 / 3ba	1486 sf	\$512	2026-04-19
\$810,000	3 / 3ba	1724 sf	\$470	2026-03-28
\$860,000	3 / 3ba	1439 sf	\$598	2025-02-25
\$870,000	3 / 3ba	1469 sf	\$592	2024-11-17

Value & Financing

Price Positioning

\$474 /sq ft

Active listings here average \$474/sf vs \$611/sf across Fleetwood Tynehead.

22% below area average

Mortgage Snapshot

\$3,591 /mo

Entry price (from) \$749,800

20% down payment \$149,960

Rate / amortization 5.24% · 25 yr

Estimate only — not a lending offer. Rate illustrative; confirm with your mortgage advisor.

YEAR BUILT 1997	LEVELS 2	SUITES 90	CONSTRUCTION Frame - Wood
EXTERIOR Vinyl	TITLE TO LAND Freehold Strata	STRATA PLAN LMS2130	MANAGEMENT Leonis Management & Consultants Ltd.

Overview

The Orchards - 16233 82 Avenue Surrey, BC V4N 0P7, LMS2130 - located at the corner of 82 Avenue and 162a Street in the desirable Fleetwood neighbourhood of Surrey. The Orchards offer 90 beautiful townhomes built in 1996 and are professionally managed. This is an ideal place to raise your family as it is located across from Walnut Grove Elementary, steps away from Fleetwood Secondary and Fleetwood Park. The Orchards is central to many other amenities including public transit, shopping opportunities, Surrey Public Library, a seniors centre, rec centre, community centre, medical clinics and more. Most homes feature two levels, in-suite laundry, tons of storage space and cozy fireplaces. Residents can enjoy privacy in their fully fenced backyard and patio area which is great for the kids! The Orchards offers a single garage with extra parking in-front, ample visitor parking, a clubhouse and a beautifully landscaped greenspace area. The Orchards is the perfect townhome complex for you family!

Amenities & Features

- | | |
|--------------|--------------------|
| ✓ Club House | ✓ In Suite Laundry |
| ✓ Playground | |

Maintenance Fees Include

- | | |
|-------------|--------------|
| ✓ Gardening | ✓ Management |
|-------------|--------------|

Location



Les Twarog

RE/MAX Crest Realty · BC Condos & Homes Team

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